

# Unit 1200 SW 130th Ave # 302G - Hawthorne at Century Village

1200 SW 130th Ave # 302G - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11556589  
 Status: Active  
 Size: 1,351 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$297,100  
 List PPSF: \$220  
 Valuated Price: \$285,000  
 Valuated PPSF: \$211

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 416  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

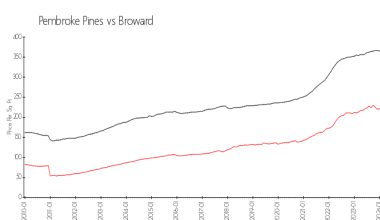
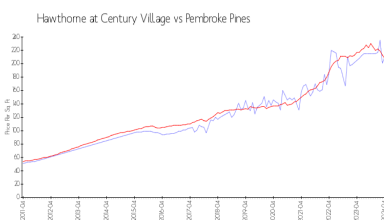
## Building Association Information

Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

## Recent Sales

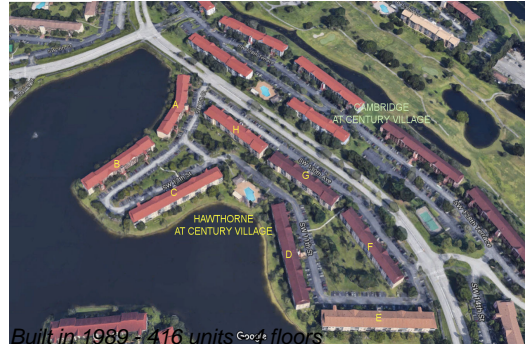
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 303B   | 1,192 sq ft | May 2024     | \$270,000  | \$227 |
| 411A   | 1,351 sq ft | Mar 2024     | \$275,000  | \$204 |
| 107G   | 1,192 sq ft | Feb 2024     | \$211,200  | \$177 |
| 111D   | 1,192 sq ft | Feb 2024     | \$340,000  | \$285 |
| 305F   | 575 sq ft   | Jan 2024     | \$175,000  | \$304 |
| 409b   | 1,106 sq ft | Jan 2024     | \$219,500  | \$198 |
| 106E   | 1,192 sq ft | Jan 2024     | \$280,000  | \$235 |

## Market Information



Hawthorne at Century Village: \$210/sq. ft.  
 Pembroke Pines: \$208/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale



|                              |    |
|------------------------------|----|
| Hawthorne at Century Village | 4% |
| Pembroke Pines               | 3% |
| Broward                      | 4% |

**Avg. Time to Close Over Last 12 Months**

|                              |         |
|------------------------------|---------|
| Hawthorne at Century Village | 54 days |
| Pembroke Pines               | 55 days |
| Broward                      | 67 days |